

REQUIREMENTS & INSPECTION OF RESIDENTIAL SMOKE & CARBON MONOXIDE ALARMS

A HOMEOWNERS GUIDE:

Ref: Mass General Law, Chapter 148, Section 26F, 26F½ Sale or Transfer of Property
Code of Massachusetts 527 CMR, Board of Fire Prevention Regulations

INSPECTIONS:

Application for an inspection may be made in person by visiting us at Headquarters, 215 Maple Street, or by calling the business office at 508-624-6986. Fees may be paid at the time of inspection by check or money order made out to the **City of Marlborough** (not the fire department).

Inspections are scheduled weekdays from 9:30 until 11:30AM, and 1:30 until 4:30PM. Inspectors will usually arrive within 30 minutes of the scheduled appointment and complete the inspection in about 15 minutes or less.

There is a permit fee of \$50.00 per dwelling unit. Should you require a re-inspection, the fee is \$50.00. Avoid a re-inspection fee by checking for proper detector placement and testing all smoke detectors prior to inspection.

Inspectors will check for proper location, installation, and performance of smoke and carbon monoxide detectors as well as appropriate house numbers which must conform to City Code for permit approval.

If you are unsure as to proper placement of detectors, we will be glad to visit your property prior to a scheduled inspection to advise you where to install them.

NOTE: Whenever a fire inspector observes an apparent or actual violation of some provision of some law, ordinance, code or by-law of the jurisdiction, not within the fire inspector's authority to enforce, the fire inspector is mandated by law to report the findings to the code official having jurisdiction for follow-up action (527 CMR, 1.03).

Multi-Family Dwelling Units (3–20 units): Owners of multi family housing with three or more units are required to provide fire inspectors at time of inspection with **Certificate of Legal Multi-family Dwelling Units** as provided by the Building Department per City Council Order #06100-1088B, effective October 1, 2006.

ONE AND TWO FAMILY UNITS:

- **Homes built and/or remodeled after 1974**

Required to have a hard wired smoke detection system.

Two family dwelling units: All common areas shall be interconnected. Individual dwelling units with more than one detector shall be interconnected within the dwelling unit.

- **Homes built prior to 1975**

Battery operated detector installations are acceptable (unless the current system was upgraded to hardwire).

- **For homes built after 1998**

Smoke detectors are required to be interconnected and have battery backup. Detectors are required in each bedroom, outside the bedroom, and at the bottom of each flight of stairs. A single smoke detector can satisfy multiple location requirements, if sited properly.

There must also be one smoke detector on each level and one smoke detector for each 1,200 square feet of living space per floor.

NOTE: Must be photoelectric type if located within 20 feet of a bathroom (with tub or shower) or a kitchen.

THREE TO FIVE DWELLING UNITS:

No battery operated smoke detectors are allowed.

Individual dwelling units with multiple detectors must be hard wired and interconnected.

Common areas must be independently hard wired and interconnected to sound in all common areas.

SMOKE DETECTOR LOCATIONS:

- Minimum of one detector on the highest habitable level and on each floor, story or level below, including basements or cellars.
- A smoke detector shall be located outside each separate sleeping area (homes with more than one sleeping area on a floor require a detector for each area).
- In addition, smoke detectors shall be installed on the ceiling near the base of, but not within, each stairway leading to the floor above.
- All detectors must be ceiling mounted, (unfinished basement, locate detector on bottom of ceiling joist). Manufactured homes (i.e. park model homes) excluded from this requirement.
- Smoke detectors shall not be located in or within six (6) feet of a kitchen. If bedroom is located off the kitchen, the smoke detector shall be placed in the bedroom.
- In multiple dwelling units (2-5 units), hard wired detectors in common areas must be audible in all dwelling units.

CARBON MONOXIDE DETECTORS: (527CMR 31.00, MGL 148 sec 26F1/2, enforceable as of 4/1/06)

All residential structures with a fuel or wood burning appliance or adjacent garage must install (per manufacturer instructions) an approved CO detector (battery operated, plug-in with battery backup, hardwired with battery back-up, or combination types* are acceptable), 1 detector per habitable floor as a minimum, installed so every bedroom has a detector within 10 feet of its door.

* Combination smoke/carbon monoxide detectors must have voice simulation for CO alarm activation and must be photoelectric type if located within 20 feet of a bathroom (with tub or shower) or a kitchen.

HOUSE NUMBERS: (Address Identification Enforcement: City of Marlborough Code, Chapter 137, Section 137-8).

No certificate will be issued to any home that does not have the house number clearly visible from the street and sized per City Code. Numbers must be posted. Script style is not allowed.

House numbers shall be a minimum of four (4") inches in height for up to 100 feet from road, six (6") inches in height for up to 200 feet from road.

Numbers on curbside mailboxes or posts shall be a minimum of three (3") inches in height and placed on both sides of mailbox or post so as to be visible when approaching from opposite directions of the street.

